



## Belmont Avenue, Billingham

This fabulous two bedroom ground floor flat offered in show home condition b Featuring uPVC double glazed windows & exterior doors, central heating with combi boiler, alarm, modern kitchen & stunning bathroom suite. Comprising entrance hall, lounge, kitchen, two bedrooms & bathroom. Externally is a lawned rear garden. Location: Off Monkseaton Drive approached from Wolviston Rd -Energy Rating: C. NO DSS (LL).

**Per Calendar Month £475**

## ENTRANCE

UPVC entrance door with double glazed insert into :-

## ENTRANCE HALL

Oak veneer laminated flooring, deep built-in storage cupboard with plumbing for automatic washing machine, double radiator.

## LOUNGE

14'9"(4.50m) x 11'0"(3.35m)

Radiator, t.v. aerial socket. Connecting door opens into :-



## KITCHEN

11'10"(3.61m) x 6'11"(2.11m)

recently refitted with a lovely range of modern walnut style Shaker design base, drawer and wall units. Granite effect roll-top worksurfaces, built-in stainless steel electric oven and four ring gas hob with extractor hood over. Tall cupboard housing 'Baxi' gas fired combination boiler. Co-ordinated ceramic tiled splashbacks and tiled flooring. Plumbing for automatic dishwasher. UPVC exterior door with double glazed insert opening onto rear garden. Radiator.



## BEDROOM 1

13'2"(4.01m) x 11'2"(3.40m)

Telephone point, double radiator.



## BEDROOM 2

10'10"(3.30m) x 8'3"(2.51m)

single radiator, woodgrain effect laminated flooring.

### **BATHROOM/W.C**

Fitted with a fabulous modern white three piece suite comprising : panelled bath with thermostat shower and glazed sidescreen over. Pedestal wash hand basin and close coupled w.c. Co-ordinated ceramic tiled walls and tiled floor. Chrome towel radiator and separate single radiator.



### **EXTERNALLY**

Rear garden with paved patio area and lawn. Two useful brick built outbuildings.

### **LOCATION**

Belmont Avenue is situated between Matlock Avenue and Monkseaton Drive, approached from Wolviston Road.